



June 13, 2016

05103

Ms. Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04063

**CRR Landscaping Material, Site Plan Application and Amended Subdivision Plan
8 Self Storage Drive/ aka 56 Roosevelt Trail, Windham, Maine**

Dear Ms. Lessard:

On behalf of C& E Enterprises LLC, dba Coastal Road Repair LLC, we are pleased to submit 15 copies of the attached Pre-Application and Sketch Plan for the proposed Landscaping Materials Development at 8 Self Storage Drive aka, 56 Roosevelt Trail (Route 302) in Windham. We are requesting that the project be scheduled for Sketch Plan Review by the Planning Board at their next available scheduled meeting on Monday, July 23, 2018.

The proposed development will consist of an approximate 34,000 square feet of landscaping and equipment storage yard/ facilities with access for various landscaping materials such as aggregates, loam, bark mulch, and associated equipment to sell and load such products. The project site is located at 8 Self Storage Lane, or previously known as 56 Roosevelt Trail (Route 302) opposite the existing Haven Road. The site is identified as Lots 9A-3A1 and 9A-3B2 on the Town of Windham Tax Map 25.

Access to the site is proposed through an existing access easement crossing the northerly abutting lot identified as Lot 9A-3C3 on the Town of Windham Tax Map 25. Current, there is a curb cut for the Coastal Road Repair main office building, which could also house the office for the self-storage facilities and provide necessary parking. We anticipate that the primary access will be gated and the site constructed with a perimeter fencing. The site also has access from Route 302 from the southerly end. The applicant wished to maintain that access with a gate and will only use that for deliverables and emergency access.

The existing access to the site is attained through a 50-foot ingress/egress easement. The easement was established by the Amended Subdivision Plan entitled Division Lot 3, 56 Roosevelt Trail approved in 2011, and recorded in the Cumberland County Registry of Deeds, October 13, 1981, Plan Book 211, Page 112. This Subdivision Plan amend the access easement and combine Lots 3.1 and 3.2., which the applicant owns along with lot 3.3 and proposes to develop the landscaping materials on Lots 3.1 and 3.2. The development will include the construction of a paved access driveway from the gate areas to the connecting access to the existing development on Lot 3.3. The same is true for paving from Route 302 the access gate. The internal portion of the site will be either compacted gravel surface or reclaimed pavement for the landscape materials operational area.

The site may be served by public water depending on if there is a need watering supply or hosing down areas, but there will be no septic design as restrooms will be associated with the current CRR business on

the adjoining lot. There will be underground electrical service provided from the existing poles located along Roosevelt Trail for potential lighting of the lot and entrance areas.

The proposed parking includes space for up to 20 spaces along with various equipment pieces for employee and customers. We anticipate that traffic will not be substantial given the limited use and that a self-storage use will not fall within typical peak commuter trip periods.

Stormwater runoff from the site will be treated in the stormwater management infrastructure proposed within the proposed property and under the working area with potential subsurface chambers and a proprietary filter system for stormwater quality. The attached Sketch Plan indicates that the development, as currently proposed, will create approximately 0.78 acres of impervious area on the site. The areas now built with various gravel impervious areas will be vegetated with grass, or planted with a conservation mix.

The site is currently undeveloped and drains in a south/southeasterly direction to an existing wetland area located along the western property boundary. The site runoff is eventually discharged into the Colley Wright Brook which is a tributary of the Presumpscot River. Colley Wright Brook is not defined as a river, stream or brook "most at risk" from new development or a sensitive or threatened region or watershed as defined by the Maine Department of Environmental Protection (MDEP).

In addition, the site will also require an updated Wetland Fill/Alteration Permit for the areas previously filled by the applicant if it differs than what was originally approved by the previous owner. That total was estimated to be up to approximately 11,000 square feet as taken from the previous permit development, which incidentally had its approval for the site plan lapse. The Wetland Fill Application will be re-submitted as soon as possible due to the fact that they have a somewhat lengthy review period; therefore, and will update both the Staff and Planning Board as we proceed forth with the Maine Department of Environmental Protection on the amendments.

We look forward to meeting with the Planning Board to discuss the project in greater detail. We request that the project be placed on the Board's next available agenda for Sketch Plan Review, assumed to be July 23, 2018.

In the interim, please give me a call if you have any questions or if you need any additional information.

Sincerely,

SEBAGO TECHNICS, INC.



James R. Seymour, P.E.
Senior Project Manager

JRS:llg
Enc.

cc: Eric Dechambault-CRR

Sketch Plan - Minor & Major Site Plan

Project Name: CRR LANDSCAPING MATERIALS

Tax Map: 25 Lot: 9A-3A1 & 9A-3B2

Estimated square footage of building(s): 64 SF

If no buildings proposed, estimated square footage of total development: 34,000 SF

Is the total disturbance proposed > 1 acre? ☒ Yes ☐ No

Contact Information

1. Applicant

Name: C & E ENTERPRISES LLC c/o ERIC DESCHAMBAULT

Mailing Address: 56 ROOSEVELT TRAIL, WINDHAM, ME 04062

Telephone: 893-8923 Fax: 893-8925 E-mail: eric@crrme.com

2. Record owner of property

☒ (Check here if same as applicant)

Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____ E-mail: _____

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: JAMES R. SEYMOUR P.E.

Company Name: SEBAGO TECHNIKS INC

Mailing Address: 75 JOHN ROBERTS RD, SUITE 1-a, SO. PORTLAND, ME 04106

Telephone: 207-200-2083 Fax: 207-856-2206 E-mail: jseymour@sebagotechniks.com

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Signature 

Date 6/13/18

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	✓	
b.	Project Narrative		
	conditions of the site	✓	
	proposed use	✓	
	constraints/opportunities of site	✓	
	identify if any of the following will be completed as part of the Final Plan		
	traffic study	NA	
	utility study	NA	
	market study	NA	
c.	Name, address, phone for record owner and applicant	✓	
d.	Names and addresses of all consultants working on the project	✓	
e.	Evidence of right, title, or interest in the property	✓	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	✓	
g.	Any anticipated waiver requests (Section 808)	NA	
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.	-NO	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	-NO	
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.	-NO	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	-NO	
h.	Plan Requirements		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site.		
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	✓	
2	Boundary of the parcel	✓	
3	Relationship of the site to the surrounding area	✓	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)	✓	
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.		
6	Existing buildings, structures, or other improvements on the site	✓	
7	Existing restrictions or easements on the site. If none, so state.	✓	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	✓	
9	Class D medium intensity soil survey	✓	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.		
Electronic Submission			

After recording return to:
Bergen & Parkinson, LLC-*EL*
62 Portland Road, Suite 25
Kennebunk, ME 04043

Space Above This Line For Recording Data

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **CHASE CUSTOM HOMES & FINANCE, INC.**, a Maine corporation having a mailing address of 290 Bridgton Rd., Westbrook ME, FOR CONSIDERATION PAID, hereby grants to **C & E PROPERTIES, LLC**, a Maine limited liability company having a mailing address of 13 Knight St., Unit 2, Portland, ME 04103, with Warranty Covenants, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, commonly know and designated as 8 Self Storage Drive, Lot 3.1, Windham, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Chase Custom Homes & Finance, Inc. has caused this instrument to be executed by John F. Chase, its Chief Executive Officer, thereunto duly authorized as of this 19th day of March, 2015.

WITNESS

CHASE CUSTOM HOMES & FINANCE, INC.

By:

John F. Chase
John F. Chase, its C.E.O., thereunto duly
authorized

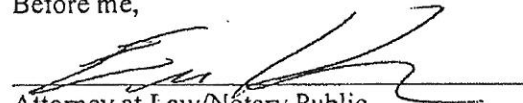
MAINE REAL ESTATE TAX PAID

STATE OF MAINE
York County, ss.

March 19, 2015

Personally appeared the above-named John F. Chase and acknowledged the foregoing instrument to be his free act and deed duly authorized in said capacity.

Before me,


Attorney at Law/Notary Public

Erin K. Kalakowsky
ATTORNEY AT LAW

JFC

EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, located on the southwesterly side of U.S. Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland and State of Maine, being Lot No. 3.1 as depicted on plan entitled "Division, Lot 3, 56 Roosevelt Trail made for F.S. Plummer Co., Inc." made by James C. Lauzier, dated April 15, 1987, revised through March 22, 1988 and recorded in the Cumberland County Registry of Deeds in Plan Book 170, Page 31.

This conveyance is made subject to and together with an easement for ingress and egress as shown on said plan.

This conveyance is made subject to any and all easements and appurtenances of record, insofar as the same may affect the subject premises.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

For title, see deed of Peter J. Busque to Chase Custom Homes & Finance, Inc. dated March 22, 2005 and recorded with the Cumberland County Registry of Deeds in Book 22446, Page 214.

Received
Recorded Register of Deeds
Mar 23, 2015 10:39:52A
Cumberland County
Nancy A. Lane

970

After recording return to:
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043

Space Above This Line For Recording Data

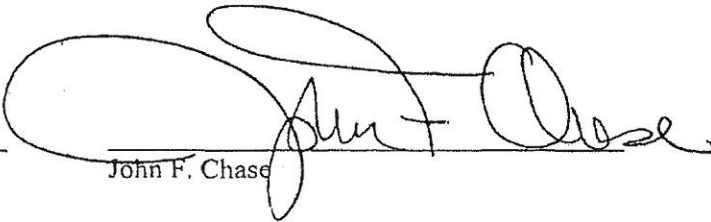
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **JOHN F. CHASE** of 1 Big Bear Point, Naples, Maine, FOR CONSIDERATION PAID, hereby grants to **C&E PROPERTIES, LLC**, a Maine Limited Liability Company, having a business address of 13 Knights St., Unit 2, Portland, ME 04103, with Warranty Covenants, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, commonly know and designated as 8 Self Storage Drive, Lot 3.2, Windham, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, John F. Chase has hereunder set his hand and seal as of this
19th day of March, 2015.


WITNESS

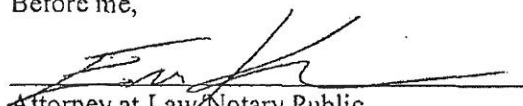

John F. Chase

STATE OF MAINE
Cumberland,

March 19, 2015

Personally appeared the above named John F. Chase and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Attorney at Law/Notary Public

Erin K. Kalakowsky
ATTORNEY AT LAW

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, located on the southwesterly side of U.S. Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland and State of Maine, being Lot No. 3.2 as depicted on plan entitled "Division, Lot 3, 56 Roosevelt Trail made for F.S. Plummer Co., Inc" made by James C. Lauzier, dated April 15, 1987, revised through March 22, 1988 and recorded in the Cumberland County Registry of Deeds in Plan Book 170, Page 31.

This conveyance is made subject to and together with an easement for ingress and egress as shown on said plan.

This conveyance is made subject to any and all easements and appurtenances of record, insofar as the same may affect the subject premises.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

For title, see deed of Peter J. Busque to John F. Chase dated March 22, 2005 and recorded with the Cumberland Registry of Deeds in Book 22446, Page 197.

Received
Recorded Register of Deeds
Mar 23, 2015 10:41:18A
Cumberland County
Nancy A. Lane



After recording return to:
Bergen & Parkinson, LLC - *EX*
62 Portland Road, Suite 25
Kennebunk, ME 04043

Space Above This Line For Recording Data

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

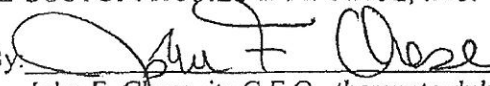
KNOW ALL PERSONS BY THESE PRESENTS, that CHASE CUSTOM HOMES & FINANCE, INC., ALSO KNOWN AS CHASE CUSTOM HOMES & FINANCE), a Maine corporation having a mailing address of 290 Bridgton Rd., Westbrook ME, FOR CONSIDERATION PAID, hereby grants to C & E PROPERTIES, LLC, a Maine limited liability company having a mailing address of 13 Knight St., Unit 2, Portland, ME 04103, with Warranty Covenants, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, commonly know and designated as 2 Self Storage Drive, Lot 3.3, Windham, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Chase Custom Homes & Finance, Inc. has caused this instrument to be executed by John F. Chase, its Chief Executive Officer, thereunto duly authorized as of this 19th day of March, 2015.


WITNESS

CHASE CUSTOM HOMES & FINANCE, INC.

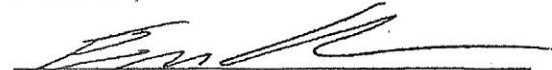
By: 
John F. Chase, its C.E.O., thereunto duly
authorized

STATE OF MAINE
York County, ss.

March 19, 2015

Personally appeared the above-named John F. Chase and acknowledged the foregoing instrument to be his free act and deed duly authorized in said capacity.

Before me,


Attorney at Law/Notary Public

Erin K. Kalakowsky
ATTORNEY AT LAW



EXHIBIT A

A certain lot or parcel of land with the buildings and improvements thereon, situated on the southwesterly side of U. S. Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland and State of Maine, described as Lot 3.3 as depicted on plan entitled "Division, Lot 3, 56 Roosevelt Trail, made for F. S. Plummer Co., Inc. made by James C. Lauzier, dated April 15, 1987, revised through March 22, 1988 and recorded in Cumberland County Registry of Deeds in Plan Book 170, Page 31.

This conveyance is made with the benefit of the easement for ingress and egress as shown on said Plan.

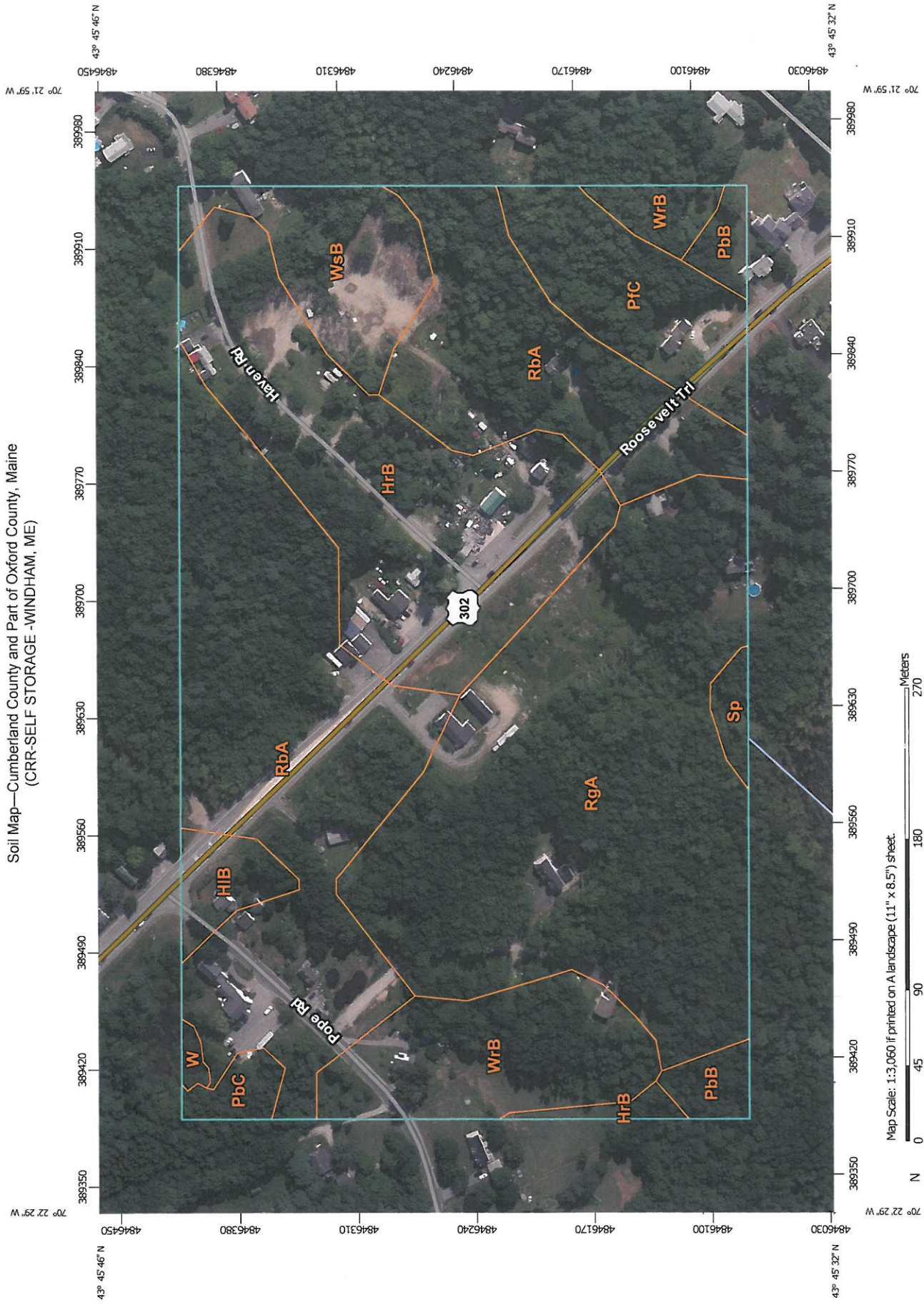
This conveyance is also made subject to a reservation of Peter J. Busque specifically for the right to install, repair, maintain and improve all utilities for the benefit of the lot conveyed and all lots benefitted or burdened by said easement.

For title, see deed of SCL Real Estate Trust to Chase Custom Home & Finance, dated January 31, 2003 and recorded with the Cumberland County Registry of Deeds in Book 18799, Page 108.

Received
Recorded Register of Deeds
Mar 23, 2015 10:42:55A
Cumberland County
Nancy A. Lane

930







Soil Map—Cumberland County and Part of Oxford County, Maine
(CRR-SELF STORAGE -WINDHAM, ME)



Map Scale: 1:3,060 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
 Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
	 Special Point Features	 Other
	 Blowout	 Special Line Features
	 Borrow Pit	 Streams and Canals
	 Clay Spot	 Transportation
	 Closed Depression	 Rails
	 Gravel Pit	 Interstate Highways
	 Gravelly Spot	 US Routes
	 Landfill	 Major Roads
	 Lava Flow	 Local Roads
	 Marsh or swamp	 Background
	 Mine or Quarry	 Aerial Photography
	 Miscellaneous Water	
	 Perennial Water	
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	Severely Eroded Spot	
	Sinkhole	
	Slide or Slip	
	Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 11, Sep 17, 2015

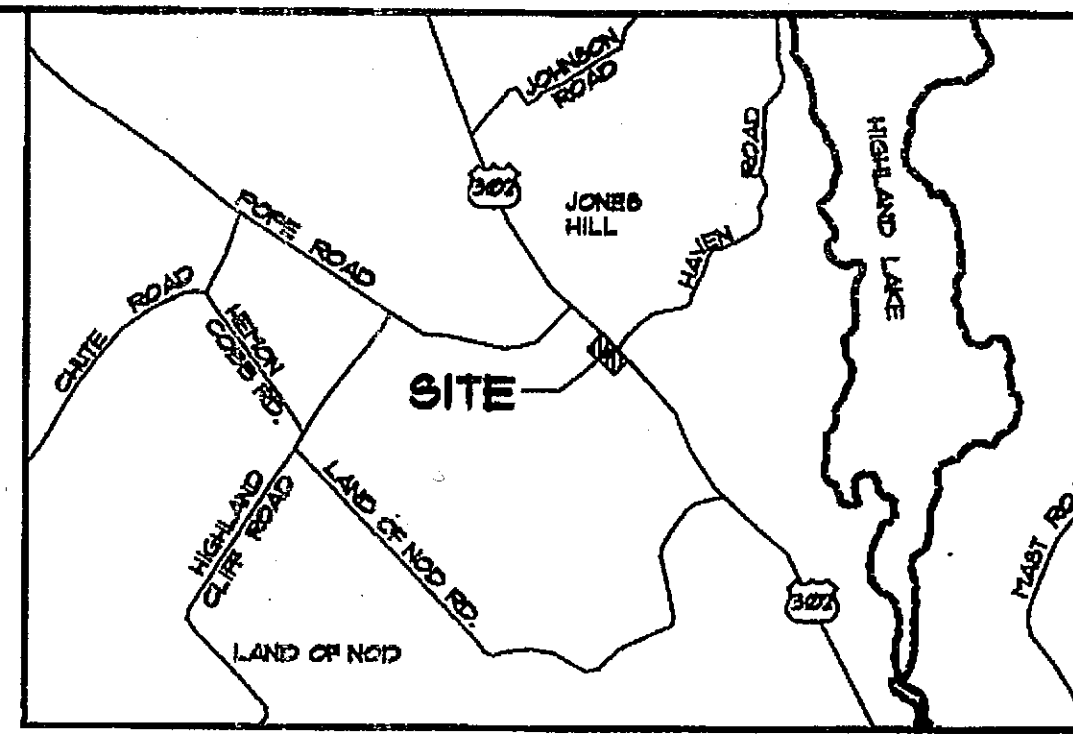
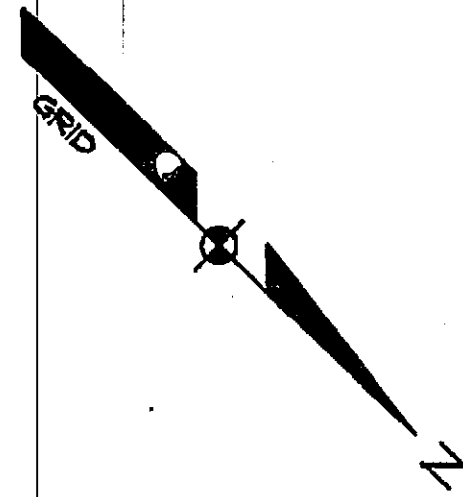
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2010—Jul 18, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

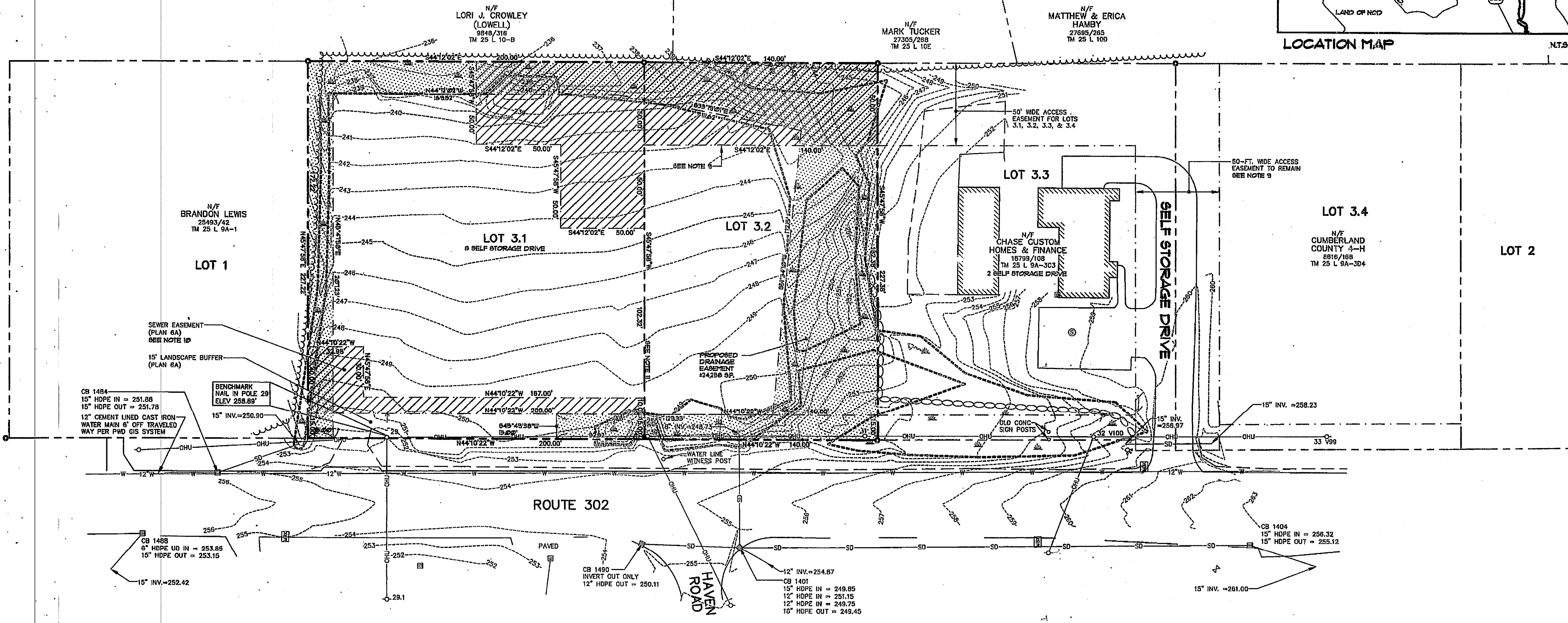
Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	0.8	1.6%
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	7.9	17.0%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	0.8	1.8%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	0.4	0.9%
PfC	Paxton very stony fine sandy loam, 8 to 15 percent slopes	2.6	5.6%
RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes	14.2	30.6%
RgA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes	13.1	28.3%
Sp	Sebago mucky peat	0.3	0.7%
W	Water	0.1	0.3%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	3.8	8.1%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	2.3	5.0%
Totals for Area of Interest		46.5	100.0%



LOCATION MAP

MATTHEW W. EK, PLS 2117

Matthew W. Ek



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	CURVE/LINE NO.	---
---	BENCHMARK	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURVE/LINE	---
---	TREELINE	---
---	CONTOURS	---
---	STONE WALL	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	SEWER MH	---
---	CATCH BASIN	---
---	OVERHEAD UTILITY	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUT	---
---	MAILBOX	---

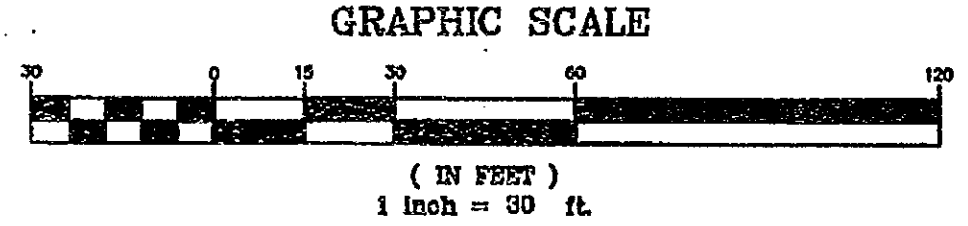
GENERAL NOTES

- THE RECORD OWNERS OF PARCEL ARE AS FOLLOWS:
LOT 3.1 IS CHASE CUSTOM HOMES & FINANCE, INC. BY DEED BOOK 22446 PAGE 24, DATED MARCH 22, 2009.
LOT 3.2 IS JOHN F. CHASE BY DEED BOOK 22446 PAGE 19, DATED MARCH 22, 2009.
ALL DEEDS AND PLANS REFERENCED ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS SHOWN AS LOTS 3A-3A1 AND 3A-3B2 ON THE TOWN OF WINDHAM TAX MAP 28 AND IS LOCATED IN THE C-3 ZONE.
- SPACE AND BULK CRITERIA FOR THE C-3 ZONE ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY: 60,000 SF.
MIN. LOT SIZE: 20,000 SF.
MIN. STREET FRONTAGE: 120 FT.
MIN. FRONT YARD: 60 FT.
MIN. SIDE YARD: 10 FT.
MIN. REAR YARD: 10 FT.
MAX. BUILDING HEIGHT: NONE
- AREA SUMMARY:
LOT 3.1: 49,493 SF.
LOT 3.2: 3,623 SF.
TOTAL AREA: 53,116 SF.
- BOUNDARY INFORMATION WAS TAKEN FROM PLAN REFERENCE 6A WITH UPDATED RESEARCH BY SEBAGO TECHNIQS, INC. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNIQS, INC. PERFORMED IN APRIL OF 2009.
- PLAN REFERENCES:
A. DIVISION OF LOT 3 ON ROOSEVELT TRAIL, FOR F.S. PLUMMER CO., INC. BY JAMES LAUZIER, DATED APRIL 15, 1981, REVISED THROUGH MARCH 22, 1988, AND RECORDED IN THE CCRD IN PLAN BOOK 110 PAGE 31.

- WETLAND INFORMATION SHOWN WAS DELINEATED AND SURVEY LOCATED BY SEBAGO TECHNIQS, INC. IN APRIL OF 2009.
- THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD83 IN US FEET.
- THE 50 FOOT ACCESS EASEMENT ON THE REAR (SOUTHWESTERLY) SIDE OF LOTS 3.1 AND 3.2 SHALL BE DISCONTINUED WITHIN HATCHED AREA SHOWN ON THIS PLAN.
- THE SEPTIC EASEMENT SHOWN NEAR THE FRONT (NORTHEASTERLY) SIDE OF LOT 3.1 SERVING LOT 3.2 SHALL BE DISCONTINUED AS SHOWN ON THIS PLAN.
- LOTS 3.1 AND 3.2 SHALL BE MERGED AND KNOWN AS LOT 3.1.
- THIS PLAN IS A RESURVEY AND AMENDMENT OF THE PLAN REFERENCED IN NOTE 6A. THE REVISIONS ARE DISCUSSED IN NOTES 5-11. THE BEARINGS HAVE BEEN ROTATED ONTO GRID NORTH FROM THE MAGNETIC NORTH USED ON PLAN REFERENCE 6A.

CONDITIONS OF APPROVAL

- APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 21, 2009, AS AMENDED MARCH 10, 2011, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 644.2 OF THE LAND USE ORDINANCE.
- LOTS 3.1 AND 3.2 MUST BE COMBINED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.



APPROVAL - TOWN OF WINDHAM PLANNING BOARD

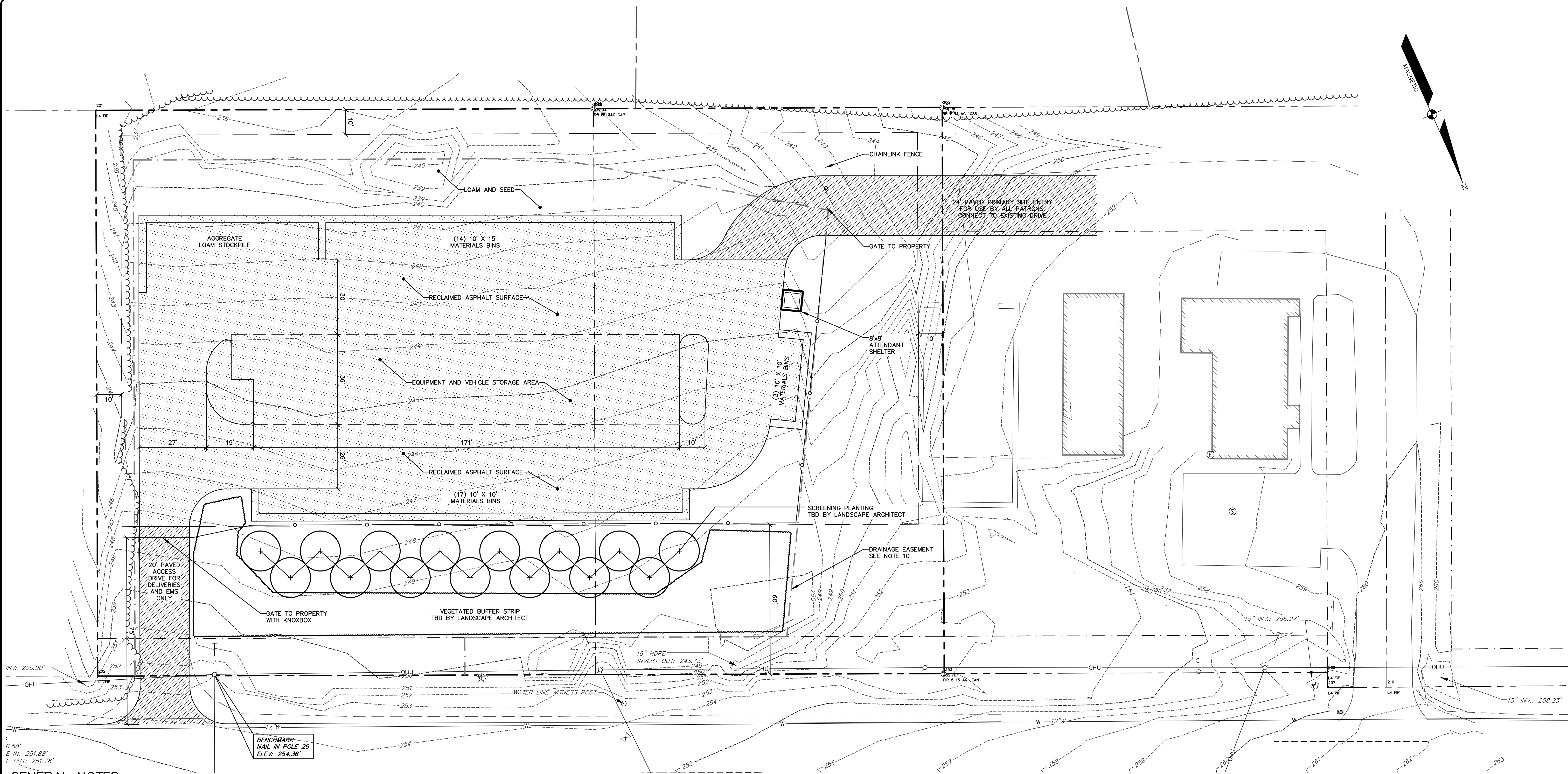
4-11-2011
DATE
CHAMPION
K. Williams
K. Williams
J. Williams
J. Williams

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED MAY 4, 2011
AT 9:37 AM AND RECORDED IN
PLAN BOOK 211 PAGE 112
ATTEST REGISTRAR

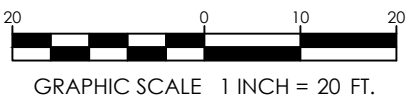
Sebago Technics
Engineering Experts. You Can Build On.
200 Seaboard Road, Suite 9
Windham, ME 04095-1303
Tel: (207) 765-5668
Fax: (207) 765-5677
WWW.SEBAGOTECHNIQS.COM
PROJECT NO. 474A
FIELD BOOK 1
DESIGN CHD
DRAWN JRS
CHECK JRS

AMENDED SUBDIVISION PLAN
OF
DIVISION OF LOT 3
58 ROOSEVELT TRAIL
WINDHAM, MAINE 04095
RECORD OWNERS:
JOHN F. CHASE AND CHASE
CUSTOM HOMES & FINANCE, INC.
ONE PERCY HAWKES ROAD
WINDHAM, MAINE 04092
F.S. PLUMMER CO., INC.
25 JEROME STREET
GORHAM, MAINE 04038
DATE 9/27/10
SCALE 1"=30'
SHEET 1 OF 1



- GENERAL NOTES:**
- THE RECORD OWNERS OF THE PARCELS ARE AS FOLLOWS:
LOT 3.1 IS C&E PROPERTIES, LLC. BY DEED BOOK 32149 PAGE 162, DATED MARCH 27 2015
LOT 3.2 IS C&E PROPERTIES, LLC BY DEED BOOK 32149 PAGE 165, DATED MARCH 27 2015
LOT 3.3 IS C&E PROPERTIES, LLC. BY DEED BOOK 32149 PAGE 167, DATED MARCH 27 2015.
ALL DEEDS AND PLANS REFERENCED ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD.)
 - THE PROPERTY IS SHOWN AS LOTS 9A-3A1 AND 9A-3B2 ON THE TOWN OF WINDHAM TAX MAP 25 AND IS LOCATED IN THE C-3 ZONE.
 - SPACE AND BULK CRITERIA FOR THE C-3 ZONE ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY: 60,000 S.F.
MIN. LOT SIZE (NON-RESIDENTIAL): 20,000 S.F.
MIN. STREET FRONTAGE: 100 FT
MIN. FRONT YARD: 60 FT
MIN. SIDE YARD: 10 FT
MIN. REAR YARD: 10 FT
MAX BUILDING HEIGHT: NONE
 - LOT AREA SUMMARY:
LOT 3.1 45,453 S.F.
LOT 3.2 31,829 S.F.
TOTAL AREA 77,282 S.F.
 - BOUNDARY INFORMATION WAS TAKEN FROM PLAN REFERENCE 3A WITH UPDATED RESEARCH BY SEBAGO TECHINCS, INC. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHINCS IN APRIL OF 2005, OCTOBER 2010 AND DECEMBER OF 2015.
 - PLAN REFERENCES:
A. DIVISION OF LOT 3 56 ROOSEVELT TRAIL, FOR F.S. PLUMMER CO., INC., BY JAMES LAUZIER, DATED APRIL 15, 1981, REVISED THROUGH MARCH 22, 1988, AND RECORDED IN THE CORD IN PLAN BOOK 170 PAGE 31.
B. AMENDED SUBDIVISION PLAN OF DIVISION OF LOT 3 56 ROOSEVELT TRAIL, ORIGINALLY FOR F.S. PLUMMER CO. INC AND RECORD OWNER JOHN F CHASE AND CHASE CUSTOM HOMES & FINANCE INC. BY SEBAGO TECHINCS RECORDED MAY 4 2011 IN THE CORD IN PLAN BOOK 211 PAGE 112.
 - AN (NRPA) TIER 1 WETLAND FILL APPLICATION WAS SUBMITTED TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN DECEMBER 2010 UNDER PREVIOUS OWNERSHIP.
 - THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD88 IN US FEET.
 - ACCESS WILL BE OBTAINED INTERNALLY THROUGH AN EXISTING 50' ACCESS EASEMENT OVER OT 3.3 AS SHOWN ON THE "DIVISION OF LAND FOR LOT 3" FOR F.S. PLUMMER CO. INC. AND REVISED IN MARCH 22, 1988, AND IN MARCH 2011.
 - ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN ARE FOR THE BENEFIT AND PURPOSE OF THE TOWN OF WINDHAM. THE DRAINAGE EASEMENTS AS LABELED PROVIDE RIGHTS FOR DISCHARGES OF STORMWATER RUNOFF COLLECTED ON OR ADJACENT TO ROUTE 302 (ROOSEVELT TRAIL) TO TRAVERSE THE SUBJECT PARCEL.
 - ALL ELECTRICAL SERVICES SHALL BE INSTALLED UNDERGROUND.

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	EASEMENT
IRON PIPE/ROD	BENCHMARK
BUILDING	DECIDUOUS TREE
EDGE PAVEMENT	CONIFEROUS TREE
EDGE GRAVEL	WATER
WATER SHUT OFF	OVERHEAD UTILITY
OHU	UTILITY POLE



JAMES R. SEYMOUR, P.E. 9984

PLS OR PE

PROGRESS PRINT

DESIGNED	CHECKED
DMD	---
A. JRS 06-13-18 SKETCH PLAN SUBMITTED TO TOWN	
REV. BY:	DATE: STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.	

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Tel: 207-200-2100

SKETCH PLAN
OF:
CRR LANDSCAPING MATERIAL
56 ROOSEVELT TRAIL
WINDHAM MAINE
FOR:
C&E PROPERTIES, LLC.
77 BLACKSTRAP RD
CUMBERLAND MAINE

PROJECT NO.	SCALE
05103	1" = 20'

SHEET 1 OF 1

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